

## **District VI Advisory Board Minutes**

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**Monday  
February 1, 2016  
6:30 PM**

**Evergreen Park & Recreation Center  
2700 N. Woodland, Wichita, KS 67204  
Lounge Clubroom**

The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Park & Recreation Center Lounge Clubroom 2700 N. Woodland, Wichita, KS 67204. There were seven District Advisory Board members and six staff members in attendance.

### **Members Present**

Linda Matney  
Scott Dunakey  
Steve Mason  
Gregory Boyajian  
Carmen Gard  
Joel Weihe  
Denise O’Leary-Siemer

### **Staff Present**

Sgt. Brett Stull, WPD  
Officer Charles Byers, WPD  
Officer Francisco Tejada, WPD  
Lieutenant Tim Deneen, WFD  
Bill Longnecker, MAPD  
Martha Sanchez, Community Representative

### **Members Absent**

Deborah Sanders  
Josef Hamilton

### **Guests**

Listed on last page

### **Call to Order**

Council Member Miller called the meeting to order at 6:30 p.m. and welcomed everyone.

### **Approval of Minutes**

The minutes for January 4, 2016 were approved. **Motion passed (7-0) (Matney, Weihe)**

## **PUBLIC AGENDA**

**Scheduled Items:** None

**Off-Agenda Items:** None

**Action:** Received and filed.

## **STAFF PRESENTATIONS**

### **Community Police Report**

**Sgt. Brett Stull, WPD, Patrol South,** reported criminal numbers are down in Old Town, mostly due to cold weather. The Federal Government is looking at the homeless program as successful. There are facilities and providers to take care of the homeless. Time and Count on the homeless was done last week. We don’t have the numbers yet. There are complaints that the homeless are an eyesore and need to be off the streets. Some have mental health issues but officers are getting specialized training. The new Police Chief is very professional and approachable.

**Officer Byers, WPD**, 41 and 42 Beat, reported a group is causing problems around the Lord's Diner and the Presbyterian Church at Central and Broadway. They are considering a police officer for their parking lot. There was a break-in at 1441 N. Salina and an arrest was made. A person is stealing Honda vehicles, goes on joy rides for a couple of hours and moves on to steal another Honda vehicle. An individual has been arrested but out on bond.

**Patrol West, Officer Tejeda**, reported on a robbery at 13<sup>th</sup> and West St. A woman was walking near Genesis and was attacked and robbed from behind. People from a nearby apartment complex don't know him but have seen him.

\*\*\*\*\***Action Taken:** Received and filed

### **Fire Department Report**

**Lt. Tim Deneen, WFD** gave an update on the activities at Fire Station 7 by reporting past fires with a total of \$500,000 structural damages and \$100-200,000 in content damages. WFD would like to remind us to take fire precautions with heating sources, such as checking furnaces with flames going up. There should be a carbon monoxide and smoke detector in good working condition. Space heaters should be UA certified and plugged in directly into the wall outlet. When not in use, turn off and unplug space heater. Valentine's Day is coming up, watch where candles are placed and blow out before leaving. There are large grass fires both day and night. Trim around houses and keep bushes and grass low. Don't flip cigarettes and check blades on lawn mowers to prevent sparks. Slow down when raining and temperature drops and it freezes. This helps to prevent accidents.

\*\*\*\*\***Action Taken:** Received and filed

## **NEW BUSINESS**

### **ZON2015-00040**

**Bill Longnecker, MAPD**, presented the request from applicant Natalin Perez. The applicant is requesting a permit for Conditional Use to allow outdoor vehicle and equipment sales (used car dealership). The proposed property is currently zoned LC Limited Commercial, 0.45-acres in size and located at 2247 N. Arkansas.

DAB members asked questions on the following items:

DAB? What's the difference between the liquor store and car sales on a light commercial site?

A: The car sales requires a conditional use.

DAB? What are the landscaping requirements?

A: Landscaping is required on new development which applies to the west side.

DAB? What are the trash receptacle requirements?

A: The trash receptacle must be screened, since it's next to a residential zone.

DAB? Will vehicles be displayed on the north side of the lot?

A: The site plan only shows that vehicles will be displayed on the south side.

DAB? Is the square footage of the lot adequate for a used car lot?

A: The square footage does allow for vehicle display, customer parking and a small office space.

DAB? Is the inventory of used vehicles from a pawnshop or payday loan?

A: The zoning code does not specify where the inventory is from. The vehicles must be operable and registered.

DAB? I believe the car dealership is not in accordance with the 21<sup>st</sup> Street Corridor Plan

A: You have a combination of long standing residential, retail and commercial area from 21<sup>st</sup> North to 25<sup>th</sup> North Street.

DAB: This is not consistent with the Comprehensive Plan and it was updated less than a year ago to implement these changes by zoning.

CM: The liquor store has a parking requirement and display area for parking for the car lot. What about parking for the customers? Is there a parking requirement to operate a parking lot for customers?

A: Yes, the north side is for the parking lot.

Agent: These cars will be ready to go, presentable and clean. They are ready to deliver to customer.

CM? Will a rest room be available? A: Yes, at the liquor store. You can enter from the outside entrance.

**\*\*\*\*\*Action Taken: The First Motion (Mason) died for the lack of a second.**

**O'Leary-Siemer/Gard made a motion to recommend denial of the Conditional Use request.**

**Motion carried: (6-1)**

### **ZON2015-00053**

**Bill Longnecker, MAPD**, presented a request for a zoning change from SF5 Single-Family residential to TF-3 Two- Family Residential zoning change, for the proposed use of a duplex dwelling.

The Board asked the following questions/comments:

DAB? Where will the location of the duplex be located? A: The proposed duplex will be in parcel B.

DAB? Will a lot split be required? A: The property has already been divided into parcel A and parcel B.

DAB? What is the square footage of the proposed duplex? A: Each duplex will have 400 square feet in size.

DAB? What is the driveway entry point for proposed duplex? A: The site will use the same entry to access the duplex.

DAB? Has the planning staff received any formal protest? A: No.

**\*\*\*\*\*Action Taken: Mason/Weihe made a motion to recommend approval of zoning request.**

**Motion carried: (7-0)**

## **BOARD AGENDA**

### **Issues of Concern**

No issues of concern were presented.

### **Neighborhood Reports**

- Car Sales on 21<sup>st</sup> and Arkansas. Is it legal to park and sell cars on private property? How are owners contacted? Community Police or City Inspectors?
- Same problem on car sales on the corner of Douglas and West St.
- Business sign in the middle of residence's front yard.
- Building permit for extension of metal building on 29<sup>th</sup> and Shelton?

**UPDATES FROM COUNCIL MEMBER**

The next DAB VI meeting will be held on **February 17, 2016** at 6:30 p.m. at Evergreen Park & Recreation Center (2700 N. Woodland).

**ADJOURN**

**Council Member Miller** adjourned the meeting at 8:00 p.m.

**Guests**

Tony Cope  
Francisco Cobos  
Leonard Rau  
Owen McGuire  
Allan Trenary